

RECORD & RETURN TO:
AMERICAN TITLE CO.
5705 STAGE RD.
SUITE # 180
BARTLETT, TN 38134
901-266-3662

PREPARED BY:
American Title Company, Inc.
5705 Stage Rd., Suite 180
Bartlett, TN 38134

M-12345

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **December, 2005** between **Security Builders, Inc.**, GRANTOR, and **Dan A. Sarmiento and wife, Mary Sarmiento**, GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Olive Branch**, County of **Desoto**, State of Tennessee, more particularly described as follows:

Lot 6, Section A, Skylar Estates Subdivision, Section 18, Township 2 South, Range 8 West, Desoto County, Mississippi, Plat Book 86, Page 18, in the Register's Office for Desoto County, Mississippi which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Security Builders, Inc. by deed from Desoto Central Properties, LLC filed for record in Book 472, Page 360, Register's Office for Desoto County Mississippi, dated 5/12/04.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.


Security Builders, Inc.
Signature of Seller

**CORPORATE
STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Shelby)**

Before me, YON KIM, a Notary Public of said State and County aforesaid, personally appeared JANE BROWN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be V.P. of **Security Builders, Inc.**, the within named bargainor, a corporation, and that he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as V.P.

Witness my hand and seal, at office in _____, this the **22nd** day of **December**, 2005.
Who also acknowledges the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 10/16/07

GRANTEE °

Name and Address of Property Owner:

Dan A. Sarmiento and Mary Sarmiento
512 Long Street
Olive Branch, Mississippi 38654
(731) 783-0151
Property Address:

512 Long Street
Olive Branch, Mississippi 38654

Person Responsible for Taxes:

SAME AS ABOVE

GRANTOR ° **SECURITY BUILDERS, INC.**
P.O. Box 826
9757 HWY 178
OLIVE BRANCH, MS
38654

(662) 895-6320

Parcel #: **2074 1810 0 00006 00**

AFFIDAVIT OF VALUE

**STATE OF TENNESSEE
COUNTY OF SHELBY**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **\$413,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

[Signature]
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **December**, 2005.

[Signature]
Notary Public

My Commission Expires: 10/16/07

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